





About Us

Clifford Devlin's Building Division specialises in new build and refurbishment of non-domestic properties. Originally established in the early 1990's to provide services to support complex demolition projects, the Division has now developed into a multi-disciplined, stand-alone service capable of delivering complex schemes in its own right.

Our unique selling point is our range of capabilities. By leveraging the skills of our Asbestos Management and Demolition Divisions we are able to offer a fully-inclusive service providing clients with turnkey solutions from concept and design to enabling works, strip-out, structural works through to fit-out, decoration and landscaping.

Our portfolio of services can be used individually or combined to deliver

integrated building-works packages.

We pride ourselves on delivering added value and have built-up a reputation for innovation, value engineering and flexibility that enables us to adapt and overcome unexpected challenges as they occur and deliver quality and excellence at every stage.

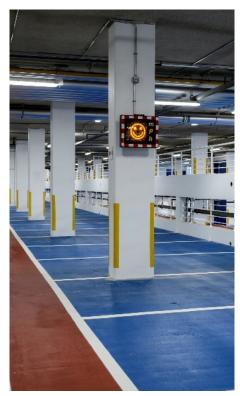
We have particular experience of working in live and semi-occupied environments and have developed robust procedures and systems for managing interfaces with occupants and the public to maintain safety and reduce disruption and disturbance.

Our ability to partner with clients' existing project teams is another key factor in the success of our building projects.

We are very impressed with the way Clifford Devlin deal with unexpected challenges as they encounter on building projects. Their multi-disciplined service portfolio allows then to overcome issues efficiently and with a minimum of fuss

Steve George, Principal Building Surveyor, London Borough of Newham

Our experienced management team can work closely with your project team from concept to completion to plan and implement your vision while continuously ensuring a focus on attention to detail throughout.





New Build

Our new build service incorporates the latest construction techniques and technology to create costeffective, sustainable and innovative spaces for clients in the commercial, retail and public sectors.

Our approach to new build construction is collaborative. We place emphasis on consultation with clients, users and other stakeholders to fully understand their requirements and vision in order to deliver bespoke, purpose-built spaces that are tailored to their specific needs.

We can work closely with members of a professional team or manage the entire process from concept to design, planning, enabling works, construction, fit-out, decoration, external works, sign-off by Building Control and final handover of O&M documentation and EPC.

Our management team have experience of coordinating and managing specialist sub-contractors from all the disciplines required from groundworks to structural engineers, dry lining, joinery, M&E, fit-out, roofing etc.

We have a reputation for implementing sustainability into our new build projects.

Where possible we will endeavour to make the best use of natural light and space, sustainably sourced materials as well as using applying the very latest renewable technologies to create aesthetically pleasing buildings that are carbonneutral, future-proof in full compliance with Sustainability ratings such as BREEAM.

Clifford Devlin's range of capabilities from enabling and ground works to structural build, fit-out and even landscaping allows us to retain additional control over the programme and the outcome of complex new build projects. They work collaboratively with the professional team to bring the architect's vision to life and their attention to detail and commitment to added value help deliver the works to a very high standard and finish.

Rob Stone, Director, George Harwood Ltd





Fit-out/Refurbishment

Clifford Devlin has developed a strong reputation for delivering quality refurbishment and fit-out projects with a particular emphasis in working within occupied premises.

Our focus is on developing a thorough understanding of the needs of our clients and delivering value and excellence in every aspect of our service.

The refurbishment and fit out sectors we operate within include:

- Commercial office
- Property refurbishments
- Retail
- Public sector buildings
- Churn work

We bring the highest levels of commitment and experience to the projects. Our aim is to help clients realise their vision for their buildings and deliver a service that pushes the limits of what should be expected in the industry.

We are experienced in all aspects of planning, design and construction process and are capable of working under all forms of contract.

Professional teamwork, expert decision making and effective communication are key qualities we embrace in delivering each project to our clients satisfaction.

Our philosophy of total commitment, trust and mutual respect has led to repeat business with both clients and consultants.

Clifford Devlin delivered a very professional project in a challenging location and circumstances to enable us to re-market this high quality office space

James Lane, Director, Building Consultancy, Colliers International



External Works

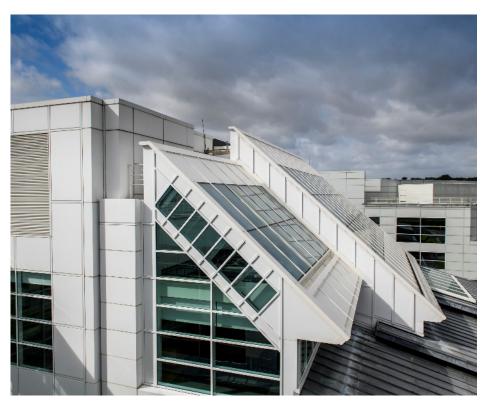
Our Building Division has the specialist skills, resources and experience to carry out repairs to restore a building's exterior to its original condition.

Works can involve general reconditioning of brickwork, jet-spray cleaning of external surfaces and repairs to the roof which may include application of weatherproof membranes and coatings.

Our specialist groundworks team also provide excavation and surfacing to repair or install new pavements, walkways and car parks.

Hard and soft landscaping services can be provided to complete the property's external aesthetic transformation. We welcomed Clifford Devlin's flexibility in accommodating a series of variations to the scope during a challenging project. They managed the project very professionally and efficiently with no incidents or delays to programme.

David Jones, Building Surveyor, Kempton Carr Croft





Enabling Works

We can leverage the full range of expertise within the Clifford Group to carry out the various tasks and activities required to prepare sites for major refurbishment work.

We have the in-house expertise to carry out the investigative works required in advance including asbestos, M&E and structural surveys. Any intrusive work to support investigative actions at the pre-planning stage such as opening-up of internal structures can be carried out by our structural teams who can be accompanied by an experienced asbestos operative to maintain safety.

Our licenced Asbestos Division will remove or remediate any asbestos containing materials identified to prevent exposure during the building phase.

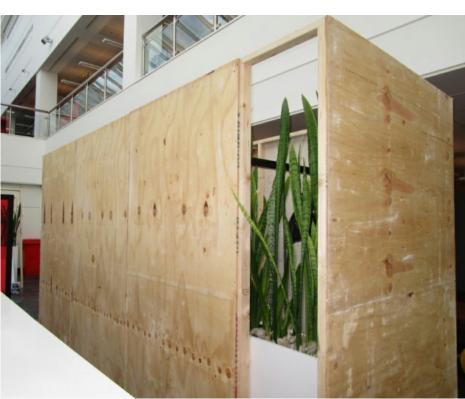
We can also design and install temporary works to support the structure throughout the project.

We also have considerable experience of identifying and safely disconnecting building services - liasing with utilities providers where necessary. Our Demolition Division can be called upon to carry out any soft strip or deconstruction to prepare the structure for the build phase.

Clifford Devlin's experience and understanding of the unique challenges involved in working in healthcare environments whilst pro-actively listening and responding to these constraints allows them to plan and deliver even complex projects without unduly disrupting our day-to-day operations.

Martin Lee, Associate Director of Construction, Barts Health NHS Trust





Structural Alterations

Clifford Devlin has the experience and resources to facilitate alterations that may be required to transform the structure or layout of existing properties to match the specifications of new occupants or changing client requirements.

We have successfully delivered a number of 'cut and carve' projects which involve forming new openings to restructure the internal layout of the building.

Using hand and mechanical demolition methodologies, as well as specialist techniques such as diamond drilling and saw cutting, our teams can establish new openings for doors, lightwells, ducts and risers to implement the structural plans devised by the architect.

Following this our specialist teams can erect and install new steels, lintels and padstones to reinforce the new internal structure and ensure its future stability with all works planned, monitored and inspected by our in-house structural engineers.

Our groundworks team can carry out excavation to form new basement levels and adjust associated drainage or other underground services.

We have particular experience of transforming the internal structure of listed buildings which requires additional care and the application of protective measures to any heritage features or items to be retained. This work often involves working closely with heritage agencies to facilitate archaeological or historical investigation.

Clifford Devlin rise to the occasion by devising techniques to overcome multiple obstacles such as confined space, transport limitations, neighbouring properties and the public interface to deliver impressive enabling works packages.

Matt Heshmati, Construction Manager, Wates





Health & Safety

For any companies operating in the construction sector, health and safety is a fundamental issue to be managed and a core value which is central to Clifford Devlin's philosophy and success.

Our commitment is demonstrated by an occupational health and safety management system which is accredited to the International Standard, ISO 45001.

The system is implemented by a dedicated in-house health and safety team led by our Director, Ian O'Connor and provides a structured framework for managing the health and safety of operatives, occupants and others affected by our building work.

The management system is driven by risk assessment. As the Principal Contractor we prepare and manage a Construction Phase Plan which provides the framework for managing health and safety throughout the project's lifecycle. This document contains details of risk assessed method statements from site teams and subcontractors as well as our approach to engaging the local community and other stakeholders to minimise disruption.

Our staff and subcontractors are rigorously vetted during the recruitment/procurement process to ensure they have the credentials to discharge their health & safety responsibilities. Thereafter an ongoing regime of site-based and vocational training ensures they maintain and enhance their health & safety competency.

Continuous oversight and inspection of work on-site is supplemented by a robust regime of unscheduled internal and external site-audits.

We are very impressed with Clifford Devlin's ability to provide the data and documentation that has supported our sustainability and environmental initiatives.

Terry Gallagher, Senior Surveyor, London Borough of Camden







Environment

Delivering sustainable building projects is often a key client objective and we operate an Environmental Management System which is certificated against International Standard ISO 14001.

This provides the discipline to manage and minimise the impact our building works have on the local and global environments.

Our experience of delivering complex city-centre projects has enabled us to develop sophisticated techniques to reduce emissions of dust, noise and vibration.

We are familiar with preparing and implementing Site Waste Management Plans and routinely recover and either re-use or recycle 98% of any waste we generate on building projects.

We have experience of devising and submitting traffic management plans that document measures to minimise our impact on local transport systems.

Regular communication and liaison with occupants and the local community throughout building projects enables us to mitigate any disturbance or disruption we cause.

Maintaining the historical or archaeological integrity of buildings is another speciality. We have considerable experience of installing façade retention schemes to maintain listed external elevations as well as applying protective measures to any internal structures to be retained. The application of these activities can contribute substantively to demonstrating compliance with building rating targets such as BREEAM and the sustainability standard for refurbishment, SKA.









Management Team



Tim Clifford (Managing Director)

Background: Tim Clifford has been with Clifford Devlin since leaving college in 1978. He worked as the company Transport Manager for a number of years. In 1986 he became a Director of the company, succeeding to Managing Director in 1995.

Tim has excellent links with the asbestos industry and currently sits on the ARCA Governing Council and its Training Committee.

Responsibilities: Tim has specific involvement in the pricing of work and the development of tender submissions He is in daily contact with other Directors and senior managers, maintaining a constantly updated knowledge of current work performance.

In his role as MD, he is responsible for the establishment and maintenance of corporate policy and procedures for demolition, asbestos removal, building and the company's health & safety management system.



Martin Doble (Director of Building)

Background: Martin joined Clifford Devlin in Responsibilities: Martin is responsible for 2017 to head-up its Building Division having spent over 25 years in the construction sector. His career started as a trainee estimating surveyor at John Lelliott Construction before joining Bovis (Lend Lease) in 1993 where he managed high-spec fit-out and refurb projects.

Martin joined the Chorus Group in 2002 to head-up its Special Works Division which involved overseeing complex building projects for among others Jones Lang Lasalle, Cadogan Estates and Grosvenor Estates.

the performance of all building projects ensuring they are delivered on-time. tobudget and specification. This hands-on role involves managing all aspects of project lifecycles from procurement to scoping, resourcing, deployment and implementation through to delivery, O&M and sign-off.

One of his key roles is business development and he is responsible for setting the Division's growth strategy, identifying opportunities and working closely with our in-house commercial team during tendering.



Ian O'Connor (Head of Health, Safety, Quality & Environment - Director)

Background: Ian O'Connor has been involved in health & safety in the construction sector for over ten years. He joined Clifford Devlin in 2015 after spending the previous eight years in various health & safety roles in the industry.

Ian is a Chartered Member of IOSH and sits on the British Safety Council's Construction Sector Interest and Building & Services Groups.

Responsibilities: Ian oversees all of the activities of Clifford Devlin's Health & Safety Department and is ultimately responsible for supervising all duties including: risk assessment, auditing, accident investigation, safety reviews, training, subcontractor assessment and for managing the company's CDM responsibilities.

He is also responsible for implementing our health and safety management systems and maintaining accreditation against International Standard OHSAS 18001.



Arul Murugesu (Project Manager)

Quinn London in Feb 2019 to bolster the team constructing a multi-deck car park for Johnson & Johnson. Previously he worked as a Construction Manager for S&T International following a stint at the Chorus Group as a Temporary Works Coordinator/ Site Manager during which he worked on highprofile renovations of luxury apartments in Knightsbridge. His career in the construction sector started at the Byrne Group where he managed the transformation of Sea Containers House into the Mondrian London hotel on London's South Bank.

Background: Arul joined Clifford Devlin from Responsibilities: As Project Manager Arul is responsible for ensuring our work is carried out on-time, on-budget and to-specification. He takes overall responsibility for managing the site, contributes to risk assessments, prepares method statements and manages the procurement of materials and subcontractors.

> He is also responsible for project stakeholder liaison including day to day client communications and attending progress meetings.



Derek Aslett (Head of Commercial - Director)

Background: Derek Aslett has a background in finance and boasts almost 30 years experience in the construction sector having acted as Finance Director at both Galliford Try Partnerships and Chorus Group before joining Clifford Devlin in 2015.

He was instrumental in the taking of Chorus Group from start-up to a £140 million turnover business, led an MBO of Chorus out of the Withey Group in 2000 and managed its sale to the Byrne Group four years later.

Responsibilities: Derek is responsible for supervising the commercial processes and procedures of the company which include assessing and interpreting commercial risks, budgeting and forecasting and the management of Clifford Devlin's supply chain.



John Harding (Senior Surveyor)

Background: John Harding has over 40 years experience in the construction sector and has specialised in the commercial aspects of the industry.

His career started at Sheffield based Pritchard William & Hunt before moving to Henry Boot Construction. Since then he has worked for a number of high profile companies, typically in a quantity surveying or commercial manager role.

Responsibilities: John typically takes responsibility for planning and managing the commercial elements of our larger or more complex projects.

His extensive knowledge and experience enables him to manage all aspects from supply chain arrangements to procurement and preparing individual cost plans, valuations and variations as project progress.



Brendan Budden (Senior Surveyor)

Background: Brendan has worked in the construction industry for over 20 years and is highly experienced in the refurbishment and fit out sector.

He joined Clifford Devlin's commercial team in 2018 from construction consultancy Form 4 Limited having previously he had spent over 8 years working at Chorus Group's Interiors Division as a Senior Project Surveyor responsible for Cat A and B fit-out and refurbishments. Brendan has particular experience of working on the renovation of heritage buildings.

Responsibilities: Brendan takes an active role to manage all of the commercial aspects of project-work undertaken by our Building Division.

His responsibilities include: Review and management of contract-related matters; procurement and tendering; sub-contract resourcing; management of supply chain resources; processing of change-control requests; financial reporting throughout project lifecycle including the preparation and submission of final accounts.



Kieron Murphy (Pre-Construction Manager)

Background: Kieron joined Clifford Devlin's Building Division in 2017. He was able to seamlessly integrate into the team having spent over 15 years working alongside key members of our existing management team.

Twenty four of his 40-years in the construction sector were spent in various roles at the Chorus Group. His multi-disciplined knowledge enables him to bring his handson experience to developing practical solutions and strategies for logistics, programming, procurement and technical content for the organisation's tenders

Responsibilities: Kieron is an integral part of our bid management function working closely with our commercial team to plan and generate technical as well as financial elements of bids. He is involved throughout the tender process applying risk-opportunity evaluation to client requirements to develop our strategy for design, programme, procurement as well as the detailed methodology to be applied. His experience and creative skills enable Kieron to identify opportunities to implement efficiencies and add value and he will typically attend pre and post tender meetings.

Clients

Clifford Devlin works directly for property owners, developers and funds as well as local authorities, principal contractors and members of professional teams including:



Other Services

Demolition

Demolition has been Clifford Devlin's core service for over 50 years.

We carry out all types of demolition and dismantling involving every conceivable structure from mediumrise office blocks to schools, hospitals, cinemas, infrastructure projects and residential accommodation.

We have extensive experience and expertise in all demolition methodologies involving high reach machinery as well as more progressive deconstruction techniques which involve top-down, floor-by-floor dismantling of the structure using mini excavators supplemented by hand-held equipment.

The company provides the full range of demolition services from site establishment and temporary works (including the erection of façade retention schemes) through soft strip, structural demolition, groundworks and foundations.

Clifford Devlin has been a corporate member of the sector's trade association, the National Federation of Demolition Contractors (NFDC) since 1970.

Asbestos Management

Clifford Devlin is one of the South East's most experienced and well-respected asbestos management companies. It has been providing planned and responsive asbestos remediation to support the construction and civil engineering sectors for over 30 years.

The company has been continuously licenced since 1983 and is a member of the industry's trade body, the Asbestos Removal Contractors Association (ARCA). All of its work is carried out in compliance with industry best-practice and is independently audited under the ARCA Site Audit Accreditation Scheme.





JOHNSON & JOHNSON

HIGH WYCOMBE

Following a competitive tender Clifford Devlin was appointed to deliver a design and build contract to refurbish Block B of Johnson & Johnson's Head-quarters in High Wycombe which comprised a fitness suite, restaurant, meeting area and coffee bar

To minimise disruption and disturbance to the staff at the facility, which remained open and fully operational throughout, most of the works were undertaken out-of-hours and conducted between 6pm and 2am.

A very high quality specification for the project required us to employ the services of two specialist design agencies, Vecs and TMV, to help facilitate and implement the plans and vision created by the client's architect.

While the works were segregated into three miniprojects, to minimise programme the works to all of the floors were carried out concurrently.

Temporary changing facilities were set-up for staff during the refurbishment of the fitness suite. These consisted of three fully serviced portacabins which were wrapped in a branded vinyl covering for aesthetic purposes.

The fitness suite was stripped of all non-load bearing items such as raised ceilings, tiles, furniture and fittings back to its shell. The suite was remodelled to create six new showers, a disabled shower, drying and fitness assessment rooms.

The M&E upgrade included re-structuring the ventilation system with a Fan Coil Unit (FCU) in each room; new LED lighting system fitted with PIR sensors and modifications to the fire alarm system.

The new showers were fitted with Grohe™ shower furniture, stainless steel ACO drainage system, smoked-glass cubicle doors with trespa panels. The suite was fitted-out with Corian-topped vanity units, bench seating, mirrors and lockers. A non-slip porcelain AMTICO floor was installed throughout.

Discipline: Commercial

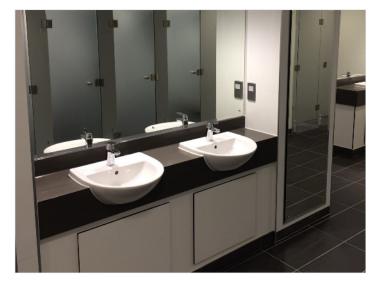
refurbishment

Duration: 3 months

Value: £900k

Contract: Design & Build
Architect: TP Bennett

Client: Johnson & Johnson







BRUNSWICK HEALTH CENTRE

NEW SOUTHGATE

The Brunswick Park Health Centre was the subject of considerable fire damage. Some making good and security work had been completed to keep the structure weather tight until a full scheme for refurbishment could be developed.

Clifford Devlin working with the Trust and their project team carried out the refurbishment of the building. Our package had an element of design and build for the M & E works.

However, in practice we assisted in the design of structural steel required to provide additional support for the new internal layout and the design of the new drainage system.

Project delivery was a considerable challenge working adjacent to a busy primary school and public library.

Work packages included a considerable structural steel installation, a major M & E installation, new ceilings and partitions throughout, new flooring, new glazed entrance lobby, new roof lights, new windows throughout, decoration throughout, plus the installation of Group 1, 2 & 3 items for the new Health Centre requirements.

Externally we designed and installed a new drainage system, arranged for the installation of gas, water and electricity supplies as well as completing a hard and soft landscaping package.

Discipline: Building works

Duration: 6 months

Value: £420k

Client: NHS Barnet









LATHOM JUNIOR SCHOOL

LONDON E6

Clifford Devlin won a competitive tender to convert a Caretakers House on the grounds of the School into rooms for staff and admin. The building was enclosed in metal hoardings and a separate gate installed to prevent un-authorised access. During term-times deliveries were restricted to out-of hours, temporary hoardings installed around work areas and operatives marshalled around the premises by the Site Manager.

Asbestos found in the plaster on the building's walls was removed under controlled conditions by Clifford Devlin's licenced Asbestos Division. Following this the building was stripped of loose items, existing services etc and internal partition walls removed. Variations to scope made by the School required us to install temporary works - structural steel supports - to accommodate changes to the building's interior.

A 50mm thermaline wall insulation was affixed to the building's interior walls. New suspended ceilings were installed throughout and fitted with acoustic quilts. Two air-source heat pumps were installed to provide renewable energy to power the building's heat and air-conditioning systems.

M&E works included installing CAT-5 cabling, setting up wireless-internet hubs on each floor and linking a new fire panel to the School's existing fire alarm system. Other fire-stopping features included erecting fire screens on the stairwells and applying intumescent paint to the staircase. Girls/boys toilets were refurbished and disabled toilets installed.

The original scope of works was extended considerably with a number of variations including:

- Structural alterations
- Additional demolition
- Tarmac/paving
- Repointing brickwork
- installing fencing

Discipline: Building works **Duration:** 21 weeks

Value: £ 320k

Client: London Borough of Newham

Clifford Devlin seamlessly accommodated a number of changes to the original scope to deliver a high quality refurbishment project.

Steve George, Principal Building Surveyor, London Borough of Newham









CASE STUDY

BLYTHE HOUSE

HEMEL HEMPSTEAD

The 3-storey, 30,000 square feet office block on the outskirts of Hemel Hempstead required refurbishment to a very high specification for sale/re-let.

The project was managed by Colliers International for property managers, RREEF.

The building was initially stripped of all fixtures, fittings and non-structural elements back to shell and core condition.

A new adaptable VRF air conditioning system was installed throughout the building, WCs on each floor and two passenger lifts were refitted.

The front entrance was completely re-modeled with a new reception desk, new ceiling grid and fully accessible raised floors fitted throughout.

The interior was fitted with walnut veneered doors and entire building re-carpeted and decorated ready for turnkey occupation.

Extensive re-landscaping was carried out to create a modern exterior environment. This included repaving and re-pointing steps, pathways, installing handrails, planting trees and grass.

The work was carried out by a multi-disciplined team of over 60 specialist craftsmen.

Discipline: Building **Duration:** 5 months **Value:** £1.5m

Architect: Michael Ross/HXR (interior); Norman Ullathorne

(landscaping)
Client: RREEF

Blythe House was refurbished to a very high standard which Clifford Devlin delivered on-time and to specification. RREEF were very satisfied with the outcome of this project and would happily recommend Clifford Devlin's Building Division for similar refurbishment work in the future.

Joss Dobbie, Asset Manager, UK Office Fund, RREEF Ltd









FOREGATE STREET

CHESTER

Clifford Devlin's Building Division, which specialises in white-label retail unit refurbishment, was commissioned to upgrade redundant premises in Chester's Town Centre.

The works were part of a 4-month scheme, project-managed by Colliers International, to convert a former Curry's Digital store in Foregate Street into a 9,000 sq ft "Little Waitrose" convenience store.

The 16-week multi-disciplined project included stripout back to shell, vertical extension and external repairs and redecoration ready for fit out. The softstrip included demolition of the internal dividing block wall, removal of the suspended ceiling, redundant services, fixtures, fittings and floor/wall furnishings.

Stone ballast in the roof area and the existing roof plant were removed prior to the construction of a new base for roof plant, extension of the first floor amenity area, installation of new roof plant and relocation of existing electrical installations to facilitate the new lift enclosure.

Additional care was taken to preserve several heritage features of the Grade-II listed building which dates back to the 17th Century.

The listed front elevation was surveyed to identify the specific nature of the repairs required. Once the extent of work was known a scaffold was erected to enclose the entire area.

Our team then set about making good various areas of deterioration and damage, prior to applying a high quality painted finish that will preserve the features for many years to come.

The Waitrose store claimed the development has created 70 new jobs in the area.

Discipline: Building **Duration:** 16 weeks **Value:** £360k

Client: Colliers International

It is always sad to see vacant retail units. However was is a great opportunity to revitalise a vacant unit whilst delivering secure employment and making a positive, long-term contribution in encouraging footfall to other businesses in the area.

Jon Arnold, Head of Convenience, Waitrose









AUSTIN FRIARS

LONDON EC2

Clifford Devlin were selected to carry out the refurbishment of the first and second floor office spaces, WCs, staircase and other common areas including the reception area of an office building located in a prestigious area of the City of London.

Following the removal of asbestos and termination of electrical services our demolition team carried out the strip-out works which involved careful removal of internal partitioning, floor and wall finishing's, suspended ceilings and services above, the existing roof plant and all redundant fixtures and fittings.

The refurbishment team then installed new ceilings and partitions, floor finishes, sanitary ware and furniture to WC's.

A specialist sub-team implemented a new M&E fit out of the building and refurbished the lift car. Finally the property was redecorated to a high standard finish and handed over to the agent to be re-let.

A number of environmental measures were implemented to limit the disturbance to neighboring

occupied properties and visitors to this busy street near Bank Station.

A traffic management plan which indicated proposed delivery routes and described procedures to mitigate disruption such as the use of traffic marshals, out of hours work and cleaning arrangements was prepared and submitted to the City of London Corporation for approval.

Our site manager personally visited neighboring properties to explain the nature and extent of the works and a number of incremental measures were also implemented to minimise any noise, vibration and emissions of dust.

Discipline: Building **Duration:** 20 weeks

Value: £750k

Architect: HXR Special Projects **Client:** Staffordshire Pension Fund

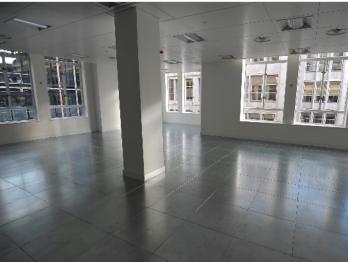
Project Manager: Colliers

International

The attention to detail displayed throughout this project enabled Clifford Devlin to deliver this high-spec refurbishment project in challenging circumstances. Their Project Manager's communication skills alleviated the concerns of occupants and neighbours who were kept informed of progress and developments throughout..

Mike Ross, Architect, HXR Special Projects









ALTMORE SCHOOL

LONDON E6

Clifford Devlin won a competitive tender to build a new staff room attached to the main building. Works commenced at the outset of the Summer holiday.

The lack of a side or rear access to the site required us to convey materials and equipment to/from the site via the School's main entrance. Extensive protective measures were implemented to allow us to deliver plant, including a mini-digger to site. The works involved demolition of a small structure to make space for the new building. Whilst excavating we discovered that the main building had no foundations, requiring an underpinning system to be designed and implemented using concrete cubes.

The original specification was re-engineered to install Glulam timber beams to create the building's structure which helped reduced programme. Felt roofing was installed to the roof structure. Oak-effect vinyl flooring was laid on a suspended floor system, an MF-ceiling erected, bi-fold doors and a folding partition installed to enable the space to be converted into a training room. A new kitchen was fitted and all M&E work completed to allow immediate occupation on completion of the project.

We value-engineered a number of environmental features to make the project more sustainable. These included:

- Solar panel-powered roof lights (fitted with rainsensor shut-off systems)
- Two air-source heat pumps providing renewable energy to power heating and air-conditioning systems (which replaced the more expensive and inefficient underfloor heating spec)
- A low-energy hydroboiler tap for the hot/cold water system.

The works were completed within budget, with no safety incidents or major issues/complaints. The School's Head Teacher has since invited representatives of local schools to visit the new staff room and showcase its features

Discipline: Building **Duration:** 14 weeks

Value: £150k

Client: London Borough of Newham

We were very impressed with the way Clifford Devlin dealt with a number of unexpected challenges they encountered on this project. Their multi-disciplined service portfolio allowed these issues to be overcome efficiently and with a minimum of fuss.

Steve George, Principal Building Surveyor, London Borough of Newham









JOHNSON & JOHNSON

HIGH WYCOMBE

Clifford Devlin won a competitive tender to carry out repair and replacement of areas throughout all levels of the site's underground car park identified by the site's structural engineering team as damaged or worn. This was followed by the application of a series of Sika waterproofing products, to enhance the environment within the car park, as well as adding protection to the structure, for the future.

Following disconnection of services (electricity and sprinkler system) a crash deck system was installed to support the areas of the structure where sections of the concrete slab would be removed. New reinforced concrete sections were then installed. Many areas required surface repairs whereby the top layer of the concrete structure were removed and repaired using the Sika system. A general sequence of work for each phase consisted of:

- Removal of existing sprayed fibre fire protection system from car park soffits and application of 15mm coating of Promat Mandolite CP2 cementitious spray to enhance fire protection
- Following preparation of the surfaces, damaged concrete sections were either removed (using saw cutting) and replaced including the installation of high-tensile steel reinforcement or surfaces repaired

using manual techniques with all areas re-instated using a combination of Sika repair products, with all areas having the Sika water-proof system finish applied

- Application of anti carbonation paint to all walls, columns and ceiling soffits
- A new lighting system installed and line markings re-instated

In addition the original scope of work, the client took the opportunity to upgrade other resources on site.

- A new MOE staircase has been installed
- 'Smiley/Sad' face electronic speed warning signs have been added to the main car park routes
- Two new bike racks have been installed, one at the front and one at the rear of the office buildings
- A new louvre system has been installed in the car park to prevent ingress of water during inclement weather, whilst maintaining requisite levels of ventilation
- Preparation and testing of concrete cubes during the works ensured quality control.

Discipline: Car park repair/

refurbishment **Duration: 18** months **Value:** £3.6 million

Contract: Design & Build

Engineers: George Hardwood Ltd

Contract Administrator:

FHP ESS Ltd

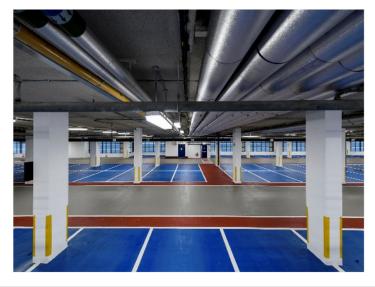
Client: Johnson & Johnson

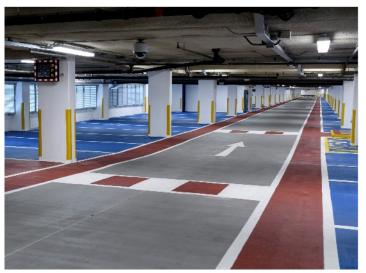
A traffic management plan was prepared and submitted for approval in advance. This included the creation of new temporary car park spaces, signage, temporary line marking and use of temporary traffic lights and traffic marshals to safely direct/assist drivers and pedestrians throughout the works.

Noisy works were scheduled out-ofhours and acoustic screens installed to minimise noise emissions.















ROSPA Gold Award

RoSPA
Construction Commercial
Sector Award
Commended





















